



## COMMUNITY DEVELOPMENT DIVISION FREDERICK COUNTY, MARYLAND

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30 North Market Street Frederick, Maryland 21701 (301) 600-1138

To: Frederick County Planning Commission

FROM: Eric Soter, Director; Shawna Lemonds, Project Manager

DATE: March 1, 2012

SUBJECT: Priority 3 Draft Zoning Ordinance Text Amendment

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The Priority 3 Draft Zoning Ordinance Text Amendment will be presented to the BOCC for consideration on March 1, 2012 as a worksession item. At that meeting the BOCC will be providing direction as to whether further research, initiation of a text amendment, or no action should be taken on the items proposed as Priority 3 Draft Text Amendments. A copy of the staff report and draft text amendment to be presented to the BOCC has been attached to this memo for Planning Commission review and comment. Planning Commission members may provide input on the proposed amendments at the regularly scheduled FCPC meeting on March 14, 2012 or by contacting staff directly by phone (301) 600-1165 or via e-mail [slemonds@frederickcountymd.gov](mailto:slemonds@frederickcountymd.gov). The Priority 3 amendments are intended to address the following:

- Reduce the number of domestic animals permitted as an accessory use on residential properties
- Create 'Limited agricultural activity' to permit keeping of farm animals on parcels containing less than 3 acres in a residential district
- Create 'Limited funeral establishment' to permit the practice of mortuary science as an accessory use to a single family residence in the RC district
- Amend existing provisions to require removal of communication towers in existence prior to 1999, if they cease to be used for wireless communications for 12 months
- Permit 'Bed and breakfast' establishments in the residential districts
- Clarify permitted signage for professional offices as an accessory use to a single family residence
- Remove the prohibition of 'Video lottery facilities' from the zoning ordinance
- Permit bus shelter signage within the right-of-way
- Remove the limitation of April and October submissions of individual zoning map amendment applications
- Permit the development of Moderately Priced Dwelling Units within the R1 zoning district
- Reorganize the Mineral Mining floating zoning district and amend provisions to remove conflicts with State surface mining permit requirements
- Consolidate existing provisions related to accessory structures on residential properties into one section of the zoning ordinance
- Provide consistency between State and local regulations regarding Family Child Care Home
- Permit Farm Winery Tasting Room and Farm Brewery Tasting Room in RC Zoning District